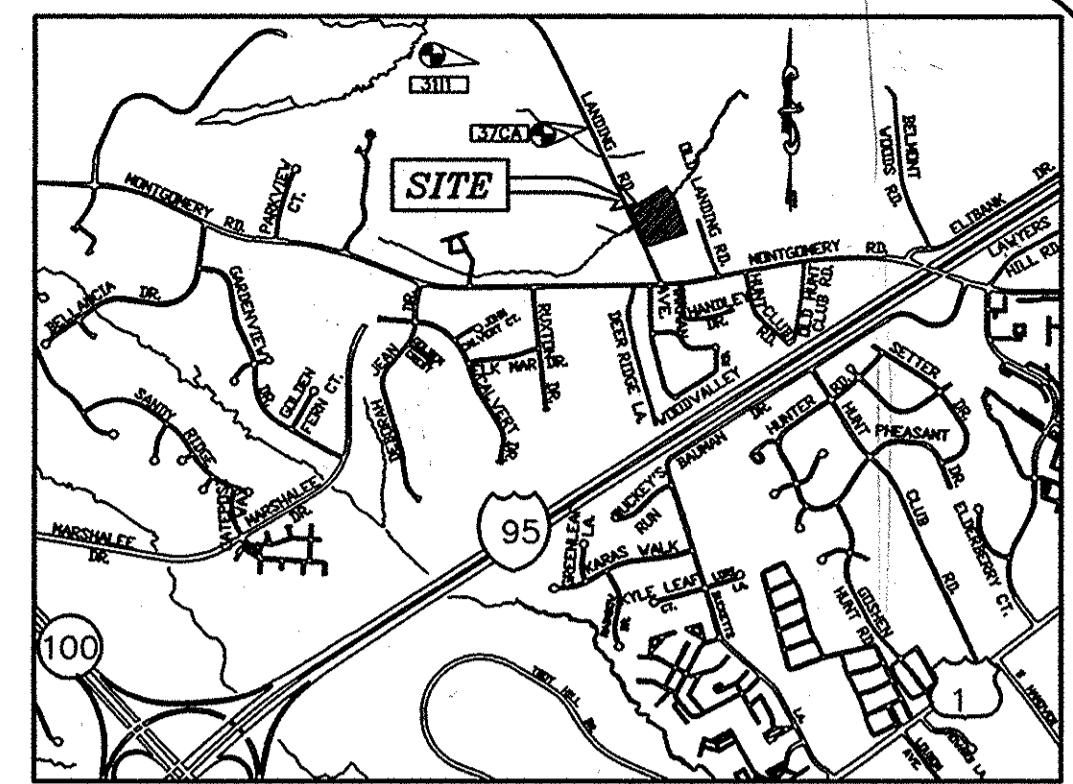


PERMIT INFORMATION BLOCK				
SUBDIVISION NAME: LANDING MEADOW		SECTION/AREA: N/A	PARCEL: 66	
PLAT NO. 22715-16	BLOCK(S) 6	ZONING R-ED	TAX MAP NO. 37	ELECTION DISTRICT FIRST
		CENSUS TRACT 601101		

NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	GRADING AND SWM PLAN
4	SEDIMENT CONTROL NOTES AND DETAILS

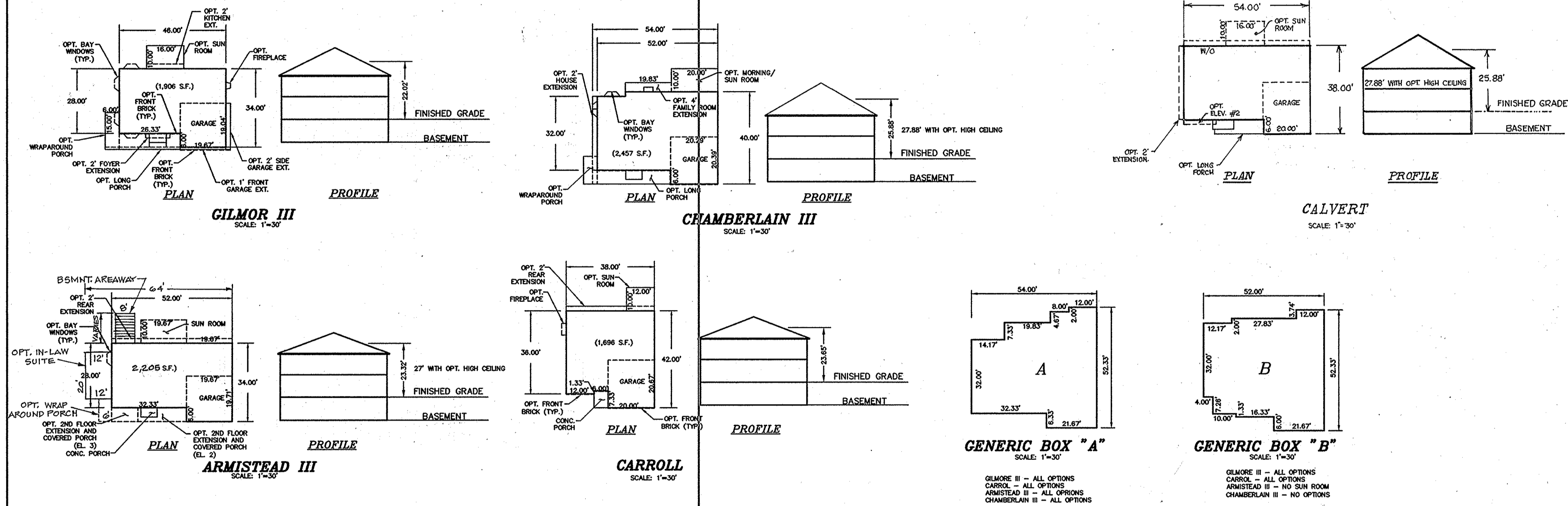
LOT #	ADDRESS
1	5765 LANDING ROAD
2	5761 LANDING ROAD
3	5757 LANDING ROAD
4	5753 LANDING ROAD
5	5749 LANDING ROAD
6	5745 LANDING ROAD
7	5741 LANDING ROAD

SITE DEVELOPMENT PLAN LANDING MEADOW LOTS 1-7 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 35, GRID B-1

- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED "R-ED" PER THE 0210104 COMPREHENSIVE ZONING PLAN & COMP-LITE AMENDMENTS DATED 7/29/06.
 - ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
 - SITE ANALYSIS DATA:
LOCATION: TAX MAP: 37 PARCEL: 66 GRID: 6
ELECTION DISTRICT: FIRST
TOTAL AREA: 4.69 AC.±
AREA OF PLAN SUBMISSION: 2.31 AC.±
LIMIT OF DISTURBED AREA: 2.11 AC.±
ZONING: R-ED
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF UNITS: 7
TYPE OF PROPOSED UNIT: SFD
DPZ FILE NO: F-95-169, F-96-178, ECP-13-031, F-13-056
 - HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 311 & 37CA
STA. No. 311 N 565,004.73252 E 1,381,586.8997 EL. 305.94
STA. No. 37CA N 564,321.6873 E 1,382,742.8184 EL. 256.87
 - THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY MILDENBERG, BOENDER AND ASSOC. INC. PERFORMED ON OR ABOUT SEPTEMBER 2012.
 - IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
SUNROOM AND ROOM EXTENSIONS FOR R-ED LOTS MAY EXTEND 10' INTO A REAR SETBACK, ALONG NOT MORE THAN 60% OF THE REAR FACE OF A DWELLING ON A LOT WHICH ADJOINS OPEN SPACE ALONG A MAJORITY OF THE REAR LOT LINE.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
- WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
- SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" INCH MINIMUM).
- GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM OF 45-FOOT TURNING RADIUS.
- STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
- DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
 - THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO EXCAVATION WORK BEING DONE:
MISS UTILITY 800-257-7777
VERIZON TELEPHONE COMPANY (410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900
AT&T CABLE LOCATION DIVISION (410) 393-3533
BALTIMORE GAS & ELECTRIC (410) 685-0123
STATE HIGHWAY ADMINISTRATION (410) 531-5533
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - EXISTING UTILITIES ARE BASED ON ACTUAL FIELD LOCATIONS, IN COMBINATION WITH EXISTING WATER AND SEWER CONTRACTS.
 - ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - SEWER HOUSE CONNECTION ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE OR EASEMENT LINE.
 - FOR DRIVEWAY ENTRANCE DETAILS, REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06.
 - NO CEMETERIES EXIST ON SITE.
 - NO HISTORIC STRUCTURE EXISTS ON SITE.
 - PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 14-4783-0
 - THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION ARE ALLOWED.
FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE CODE AND FOREST CONSERVATION MANUAL AND IN ACCORDANCE WITH PLAT # 12280 WERE FULFILLED BY ON-SITE AFFORESTATION OF 1.5 ACRES INTO FOREST CONSERVATION EASEMENT, APPROVED UNDER F-13-056 IN JULY 2013. SURETY IN THE AMOUNT OF \$32,670.00 WAS POSTED WITH A DEVELOPER'S AGREEMENT.
 - STORMWATER MANAGEMENT IS PROVIDED VIA RAINGARDEN FACILITIES (M-7), ROOFTOP DISCONNECTIONS (N-1) AND NON-ROOFTOP DISCONNECTIONS (N-2) IN ACCORDANCE WITH THE 2000 MDE STORMWATER DESIGN MANUAL, APPROVED UNDER F-13-056 IN JULY 2013. ALL ESD PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED.
 - THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP DATED OCTOBER 2012, APPROVED UNDER F-13-056 IN JULY 2013.
 - WETLAND STUDY AND FOREST STAND DELINEATION WERE PERFORMED BY ECO-SCIENCE, INC. IN SEPTEMBER 2012, APPROVED UNDER F-13-056 IN JULY 2013.
 - 100-YEAR FLOODPLAIN DELINEATION WAS PERFORMED BY MILDENBERG, BOENDER AND ASSOC. IN SEPTEMBER 2012, APPROVED UNDER F-13-056 IN JULY 2013.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM, OR ITS REQUIRED BUFFER, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS. NO DISTURBANCES ARE PROPOSED UNDER THIS SUBDIVISION PLAN EXCEPT FOR ESSENTIAL PUBLIC SEWER LINE CONNECTION AT THE SOUTHEAST AREA OF THE ENVIRONMENTAL FEATURES IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER TO ALLOW TOTAL OF SEVEN LOTS TO USE THE USE-IN-COMMON DRIVEWAY. THE WAIVER WAS APPROVED ON MARCH 7, 2013, WITH THE CONDITION THAT THE USE-IN-COMMON DRIVEWAY WILL BE BUILT TO A PUBLIC ROAD STANDARD: 22' PAVING WITH A P-1 PAVING SECTION.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
 - MDE TRACKING NO. 13-N7-3148, 2013-60728
 - THIS PLAN IS SUBJECT TO THE APPROVAL OF THE PLANNING BOARD IN ACCORDANCE WITH SECTION 107.F.1. OF THE ZONING REGULATIONS, APPROVED ON JANUARY 2, 2014 WITH THE FOLLOWING MODIFICATIONS:
- INCORPORATE CITIZEN INPUT AND REMEDIATION PLAN FROM ASSOCIATED STAKEHOLDERS ON STORMWATER MANAGEMENT COVENANTS.
- COLLABORATE WITH RECREATION AND PARKS TO PROVIDE ADDITIONAL FOREST RESOURCES WITH THE OPEN SPACE LOT AND EXPAND FOREST RESOURCES WITHIN THE AREA.
- COLLABORATE WITH AGENCIES, SUCH AS THE HOWARD COUNTY CONSERVANCY, TO PROVIDED IMPROVEMENTS FOR THE CULVERT ALONG LANDING ROAD.



- NOTES:**
- HOUSE AREA SHOWN INCLUDES ALL THE OPTIONS.
 - IF THE FOOTPRINT AREA OF ANY OF THE SELECTED HOUSES MODELS WITH THEIR CHOSEN OPTIONS EXCEED 2,500 SQUARE FEET, THE STORMWATER MANAGEMENT FOR THAT PARTICULAR LOT WILL BE REDESIGNED.

PROPERTY OWNER
DORSEY FAMILY HOMES, INC.
10717 BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(301)725-7059

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
Robert L. Dorsey, Jr. 5-2-14
DATE

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Jeffrey S. Sloman 4/24/14
DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John K. Burtner 5/13/14
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Ch. Elmer 5.19.14
DATE
V. S. S. S. 5-21-14
DATE
David A. Coughlin 5/21/14
DATE



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40091, EXP DATE 2/13/15
Jeffrey S. Sloman 4/24/14
DATE

LOT #	ADDRESS	STORMWATER MANAGEMENT PRACTICES														
		GREEN PERMEABLE ROOF PAVEMENTS	REINFORCED TURF	DISCONNECTION OF ROOFTOP RUNOFF	DISCONNECTION OF NON-ROOFTOP RUNOFF	SHEETFLOW TO CONSERVATION AREAS	RAINWATER HARVESTING	SUBMERGED GRAVEL WETLANDS	LANDSCAPE INFILTRATION	INFILTRATION BERMS	DRY WELLS	MICRO-BIORETENTION	RAIN GARDENS	SWALES	ENHANCED FILTERS	
		A-1 (Y/N)	A-2 (Y/N)	A-3 (Y/N)	N-1 (NUMBER)	N-2 (Y/N)	N-3 (Y/N)	M-1 (NUMBER)	M-2 (NUMBER)	M-3 (NUMBER)	M-4 (NUMBER)	M-5 (NUMBER)	M-6 (NUMBER)	M-7 (NUMBER)	M-8 (NUMBER)	M-9 (NUMBER)
1	5765 LANDING ROAD	N	N	N	2	Y	N	0	0	0	0	0	0	1	0	0
2	5761 LANDING ROAD	N	N	N	2	N	N	0	0	0	0	0	0	1	0	0
3	5757 LANDING ROAD	N	N	N	2	N	N	0	0	0	0	0	0	1	0	0
4	5753 LANDING ROAD	N	N	N	0	Y	N	0	0	0	0	0	0	1	0	0
5	5749 LANDING ROAD	N	N	N	3	N	N	0	0	0	0	0	0	1	0	0
6	5745 LANDING ROAD	N	N	N	0	Y	N	0	0	0	0	0	0	1	0	0
7	5741 LANDING ROAD	N	N	N	0	Y	N	0	0	0	0	0	0	2	0	0

Project: 12-024
Date: APR. 2014
Illustration: MAM
Engineering: MAM
Approval: JLS
Scale: 1"=30'
Date: 2/17/15
Description: ADD IN-LAN STE. ETC. TO ARMISTEAD III
ADD CALVERT HOUSE MODEL
Revisions: 2, 1

LANDING MEADOW
LOTS 1 THRU 7
SINGLE FAMILY DETACHED UNITS
COVER SHEET

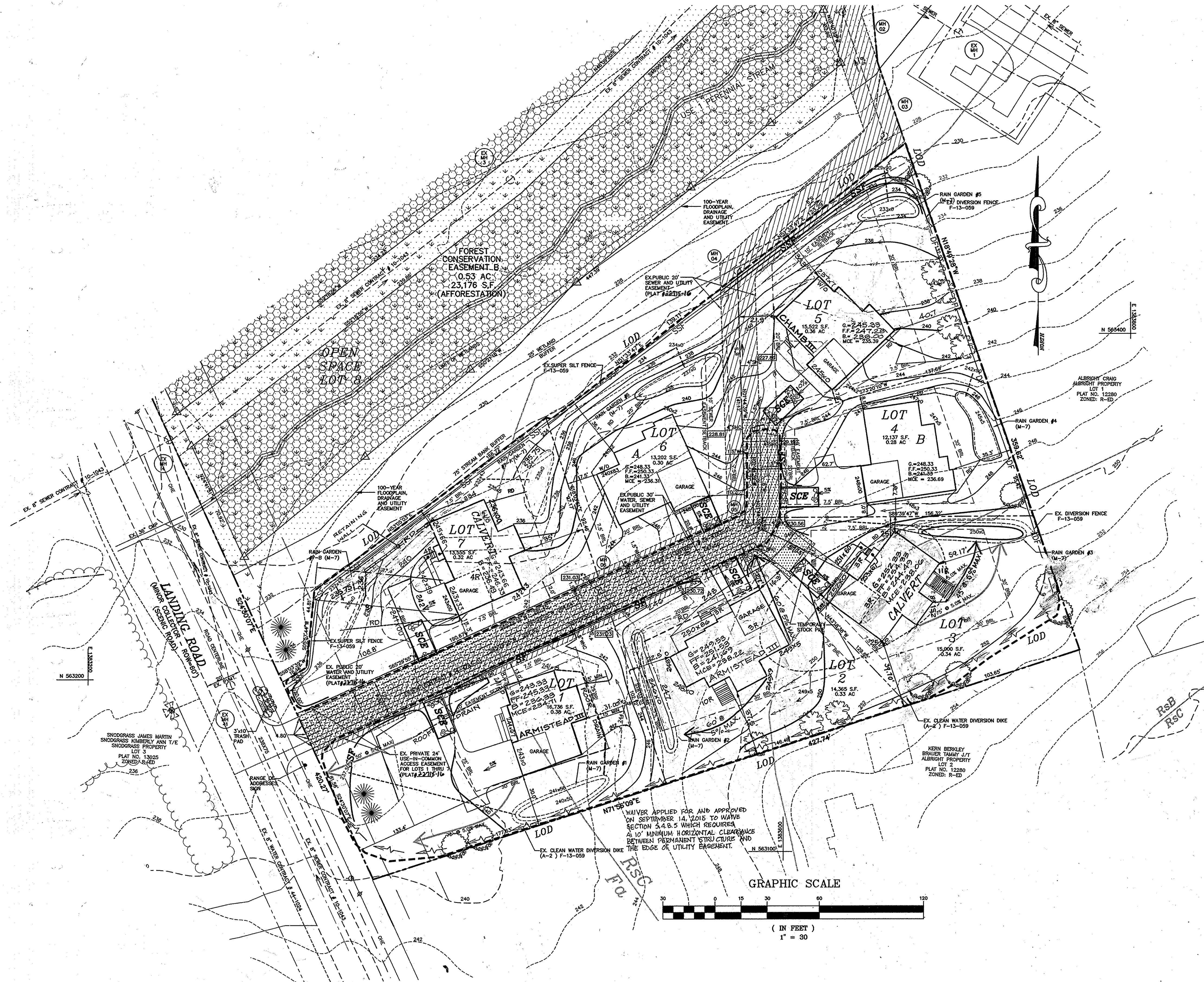
MILDENBERG, BOENDER & ASSOC., INC.
Engineers, Planners, Surveyors
6800 Deerpath Road, Suite 150, Ellicott City, Maryland 21075
(410) 997-0288 Fax

1 OF 4
SDP-14-016

SOILS DESCRIPTION
 Fc- (C) FALLSINGTON SANDY LOAM, 0-2% SLOPES.
 Rsb- (C) RUSSETT FINE SANDY LOAM, 2-5% SLOPES.
 Rsc- (C) RUSSETT FINE SANDY LOAM, 5-10% SLOPES.
 RuC- (C) RUSSETT AND BELTSVILLE SOILS, 5-10% SLOPES.

LEGEND

- EX. FLOODPLAIN
- EX. WETLANDS
- EX. FOREST CONSERVATION EASEMENT
- EX. FOREST CONSERVATION SIGNAGE
- EXISTING TREE LINE
- LIMIT OF DISTURBANCE
- EX. SUPER SILT FENCE (F-13-059)
- SUPER SILT FENCE
- SILT FENCE
- EX. DIVERSION FENCE (F-13-059)
- EX. CLEAN WATER DIVERSION DIKE (A-2) F-13-059
- ROOF DRAIN
- RAIN GARDEN
- EX. WATER, SEWER AND UTILITY EASEMENT
- EX. USE-IN-COMMON EASEMENT



APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE - JANUARY 2, 2014

DEVELOPER'S CERTIFICATE
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Robert L. Desor Jr. 5-2-14
 SIGNATURE OF DEVELOPER DATE
 PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Jeffrey S. Sloman 4/24/14
 SIGNATURE OF ENGINEER DATE
 PRINTED NAME OF ENGINEER

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John K. Roberts 5/13/14
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 5-19-14 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT 5-21-14 DATE
 DIRECTOR 5-21-14 DATE

OWNER / DEVELOPER
 DORSEY FAMILY HOMES, INC.
 10717-B BIRMINGHAM WAY
 WOODSTOCK, MARYLAND 21163
 (410)465-7200



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40091, EXP DATE 2/13/15

Jeffrey S. Sloman 4/24/14
 DATE

Project	date	description
12-024	APR 2014	engineering
MMM	MMM	scale
MMM	MMM	approval
	1" = 30'	JLS

no.	date	description	revisions
6	9/16/15	SITE CHAMBERLAIN III LOT 1, REV. GRADING	
5	7/22/15	SITE CHAMBERLAIN, REMOVE DISCONNECTS LOT 5	
4	6/30/15	ADD RET. WALL LOT 7 PER AS-BUILT CONDITIONS	
3	4/17/15	ADD CALVERT MDE TO LOT 3, REV. BEV'S	
2	5/11/15	ADD CHAMBERLAIN LOT 2, REVISE G.P.S. & SWM	
1	5/22/14	ADD CHAMBERLAIN LOT 2, REVISE G.P.S. & ELEC.	

LANDING MEADOW
 LOTS 1 THRU 7
 SINGLE FAMILY DETACHED UNITS
 1ST ELECTION DISTRICT, TAX MAP 37, PARCEL 66, HOWARD COUNTY, MD
 SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 6600 Deerpath Road, Suite 150, Elkridge, Maryland 21075
 (410) 997-0296 Fax (410) 997-0298 Fax

SOILS DESCRIPTION

Fg- (D) - FALLSINGTON SANDY LOAM, 0-2% SLOPES.
 RfB- (C) - RUSSETT FINE SANDY LOAM, 2-5% SLOPES.
 RfC- (C) - RUSSETT FINE SANDY LOAM, 5-10% SLOPES.
 RuC- (C) - RUSSETT AND BELTSVILLE SOILS, 5-10% SLOPES.

LEGEND

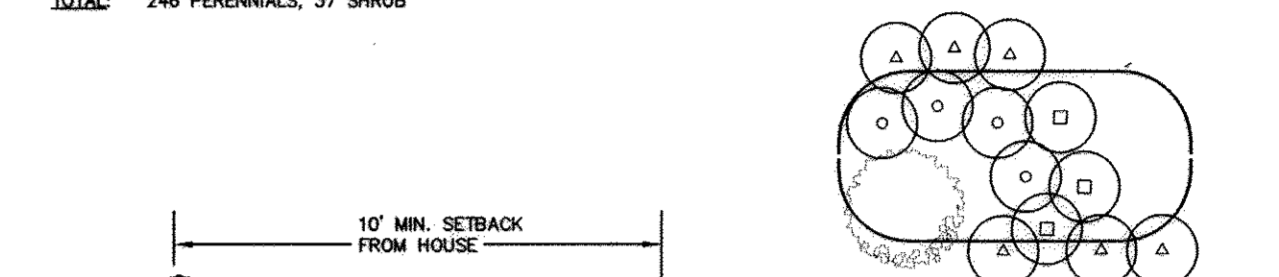
- IMPERVIOUS AREA TREATED BY N-1, ROOFTOP DISCONNECTION
- 75' @ 5% MAX. ROOFTOP DISCONNECTION (N-1) FLOW PATH WITH DISTANCE AND SLOPE
- IMPERVIOUS AREA TREATED BY N-2, NON-ROOFTOP DISCONNECTION
- TREATMENT AREA OF NON-ROOFTOP DISCONNECTION (N-2)
- DRAINAGE AREA TO RAIN GARDENS (M-7)
- RAIN GARDEN
- ROOF DRAIN LEADER
- DRAINAGE AREA TO GRASS SWALE

RAINGARDENS SCHEDULE

NO	SIZE	TOP EL.	TOP OF BERM	PONDING DEPTH	INV. IN	INV. OUT
1	340 S.F.	240.50	241.50	12"	238.00	237.50
2	385 S.F.	246.00	247.00	12"	243.50	243.20
3	377 S.F.	250.00	251.00	12"	247.50	247.00
4	365 S.F.	245.50	246.50	12"	243.00	242.80
5	210 S.F.	233.00	234.00	12"	230.50	230.20
6	375 S.F.	237.00	238.00	12"	234.50	234.00
7-A	305 S.F.	235.00	235.75	9"	232.50	232.30
7-B	305 S.F.	235.00	235.75	9"	232.50	232.30

RAINGARDENS PLANT LIST

QUANTITY	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7A	LOT 7B	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
4	5	5	6	4	6	5	5		○	ILEX GLABRA	INK BERRY	2'-3" HT.
13	16	17	18	12	17	15	15		○	LOBELIA SIPHILITICA	GREAT BLUE LOBELIA	1 GAL CONTAINER
9	11	11	12	8	12	10	10		○	ONOCLEA SENSIBILIS	SENSITIVE FERN	1 GAL CONTAINER
7	8	8	9	6	9	8	8		○	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL CONTAINER



TYP. RAIN GARDEN PROFILE
SCALE: NTS

APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE - JANUARY 2, 2014

DEVELOPERS CERTIFICATE
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 5-2-14
 SIGNATURE OF DEVELOPER DATE
 ROBERT L. DORSEY JR.
 PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 4/24/14
 SIGNATURE OF ENGINEER DATE
 JEFFREY SLOMAN P.E.
 PRINTED NAME OF ENGINEER

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

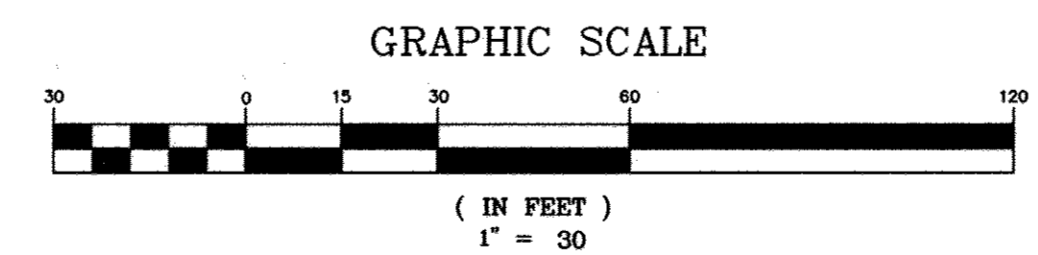
[Signature] 5/13/14
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 5.19.14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 5-21-14
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
[Signature] 5/14/14
 DIRECTOR DATE

OWNER / DEVELOPER
 DORSEY FAMILY HOMES, INC.
 10717-B BIRMINGHAM WAY
 WOODSTOCK, MARYLAND 21163
 (410)465-7200

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40091, EXP DATE 2/13/15

[Signature] 4/24/14
 JEFFREY SLOMAN P.E. DATE



project	date	illustration	engineering	approval
12-024	APR. 2014	MM	MM	JIS

no.	description	revisions

LANDING MEADOW
 LOTS 1 THRU 7
 SINGLE FAMILY DETACHED UNITS
 1ST ELECTION DISTRICT, TAX MAP 37, PARCEL 66, HOWARD COUNTY, MD
GRADING AND SWM EXHIBIT

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers, Planners, Surveyors
 6800 Deepwater Road, Suite 150, Ellicottville, Maryland 21075
 (410) 997-0286 Fax: (410) 997-0288 Fax

STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS (B-4-2)

DEFINITION: THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.
PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
CONDITIONS WHERE PRACTICE APPLIES: WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.
CRITERIA:

- A. TEMPORARY STABILIZATION**
- SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED TO PREVIOUSLY PREPARED SOIL. SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIGDES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
 - APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
 - INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
- 2. PERMANENT STABILIZATION**
- A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
 - SOIL PH BETWEEN 6.0 AND 7.0.
 - SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
 - SOIL CONTAINS LESS THAN 10 PERCENT FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
 - SOIL CONTAINS 1 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
 - SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
 - APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
 - GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.
 - APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF SOIL TESTS.
 - MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND LEAVE THE AREA READY FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIGDES RUNNING PARALLEL TO THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

- B. TOPSOILING**
- TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
 - TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE PROVIDED IF IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. A GIVEN TYPE OF TOPSOIL CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
 - TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
 - AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.

- TOPSOIL SPECIFICATIONS:** SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
- TOPSOIL MUST BE SIFT LOAM, SANDY LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CONCRETS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROUGH TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2 INCHES IN DIAMETER.
 - TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, MUT SEEDS, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
 - TOPSOIL APPLICATION
 - EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.
 - UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF ONE INCH. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

- C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)**
- SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY AN INDIVIDUAL PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSIS.
 - FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FINE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE FEDERAL LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
 - LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #20 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #100 MESH SIEVE.
 - LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
 - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.
 SIGNATURE OF ENGINEER: *[Signature]* DATE: 4/24/14
 PRINTED NAME OF ENGINEER: JEFFREY SLOMAN P.E.

DEVELOPERS CERTIFICATE
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATED ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. HOWARD COUNTY DISTRICT IS AUTHORIZED TO CONDUCT PERIODIC ON-SITE INSPECTION.
 SIGNATURE OF DEVELOPER: *[Signature]* DATE: 5-2-14
 ROBERT DORSEY, JR., PRESIDENT, DORSEY FAMILY HOMES, INC.
 PRINTED NAME OF DEVELOPER

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 APPROVED: DEPARTMENT OF PUBLIC WORKS
 DATE: 5/13/14

OWNER/DEVELOPER
 DORSEY FAMILY HOMES, INC.
 10717-B BIRMINGHAM WAY
 WOODSTOCK, MARYLAND 21163
 (410)465-7200
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 DATE: 5-19-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 5-21-14
 CHIEF, DEPARTMENT OF LAND DEVELOPMENT
 DATE: 5/21/14

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40091, EXP DATE 2/13/15.
 SIGNATURE OF ENGINEER: *[Signature]* DATE: 4/24/14
 JEFFREY SLOMAN P.E.

STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING (B-4-3)

DEFINITION: THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.
PURPOSE: TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.
CONDITIONS WHERE PRACTICE APPLIES: TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.
CRITERIA:

- A. SEEDING**
- SELECTIONS
 - ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON THE PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.
 - MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE USED BETWEEN THE GROUND THAWING.
 - INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN KILL BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
 - SOIL OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
 - APPLICATION
 - DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.
 - INCORPORATE SEED INTO THE SUBSOIL USING THE APPROVED TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES.
 - APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDING AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
 - DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL. CULTIPACKER SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING SEEDS FROM THE WINDY. USE ONLY STERILE STRAW MULCH IN EACH DIRECTION.
 - HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
 - IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P₂O₅ (PHOSPHOROUS), 200 POUNDS PER ACRE; K₂O (POTASSIUM), 200 POUNDS PER ACRE.
 - LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING), NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.
 - MIX SEED AND FERTILIZER ON SITE AND SEEDING WITHOUT INTERRUPTION.
 - WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

- B. MULCHING**
- MULCH MATERIALS (IN ORDER OF PREFERENCE)
 - STRAW CONSISTING OF THOROUGHLY THRESHED, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLLY, CAVED, DECAYED, OR EXCESSIVELY MUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
 - WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSING PLANT WASTE.
 - WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.
 - WCFM, INCLUDING WCFM, MUST CONTAIN NO GERMINATION INHIBITORS.
 - WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH OTHER MULCH TYPES WHEN USING A MULCH ANCHORING TOOL. INCREASE THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.
 - WCFM MATERIAL MUST NOT CONTAIN ELEMENTS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
 - WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 1 MILLIMETER (1/16 INCH); PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MAXIMUM.
 - APPLICATION
 - APPLY MULCH TO ALL SEEDING AREAS IMMEDIATELY AFTER SEEDING.
 - WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDING AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SEEDS REMAIN ON THE SURFACE WHEN USING A MULCH ANCHORING TOOL. INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
 - WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE MIX WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
 - ANCHORING
 - PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD:
 - A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL TO A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR.
 - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
 - SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PESTRETT, TERRA TAX II, TERRA TACK, OR OTHER LIQUID BINDERS IS STRICTLY PROHIBITED.
 - LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

STANDARD SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THEREO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RESTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - 3 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.
 - 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. B-4-5), TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING (SDCB-4-3). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE AS RECOMMENDED. SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA OF SITE:	2.31 ACRES
AREA DISTURBED:	2.11 ACRES
AREA TO BE ROOFED OR PAVED:	2.11 ACRES
AREA TO BE VEGETATIVELY STABILIZED:	1.48 ACRES
TOTAL CUT:	1,500 CU. YDS.
TOTAL FILL:	1,500 CU. YDS.
- OFFSITEWASTE/BORROW AREA LOCATION: TBD
- FOR THESE QUANTITY PURPOSES ONLY: CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITIES MEASUREMENTS.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK FILLED AND STABILIZED BY THE END OF EACH WORKING DAY, WHICHEVER IS SHORTER.
- ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCESSING WITH CONSTRUCTION.
- A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 AC PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING AREA RECEIVING LOW TO MEDIUM MAINTENANCE IN FULL SITE TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES: CERTIFIED KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
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